PCM
ESTATE AGENTS

7, Warren Close, St. Leonards-On-Sea, TN38 8DT

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Offers In Excess Of £260,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this SEMI-DETACHED TWO BEDROOM HOUSE, positioned in a quiet cul-de-sac within this favourable region of St Leonards. The property has a DRIVEWAY, ENCLOSED GARDEN, PLEASANT VIEWS and well-appointed accommodation.

Inside, you are greeted by a spacious entrance hall which leads to a living room, KITCHEN-DINER, rear porch, first floor landing, TWO GOOD SIZED DOUBLE BEDROOMS and a bathroom. This home offers modern comforts including gas fired central heating and double glazing, an ENCLOSED FAMILY FRIENDY GARDEN and a DRIVEWAY.

Located within easy reach of popular schooling establishments and nearby country walks including Combe Valley Country Park, viewing comes highly recommended so call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR
Opening onto:

ENTRANCE HALL
Wood laminate flooring, coving to ceiling, door to:

LIVING ROOM
16'4 x 12'7 (4.98m x 3.84m)
Wood laminate flooring, radiator, under stairs storage cupboard, coving to ceiling, television point, double glazed window to front aspect, door to:

KITCHEN-DINER
12'7 x 9' (3.84m x 2.74m)
Continuation of the wood laminate flooring, boiler, radiator, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset ceramic one & ½ bowl drainer-sink with mixer tap, space and plumbing for washing machine, pace for tall fridge freezer, integrated slimline dishwasher, part tiled walls, double glazed window to rear aspect, double glazed door opening to:

REAR PORCH
Wood laminate flooring, brick construction with double glazed windows to both side and rear elevations, double glazed door opening to garden.

FIRST FLOOR LANDING
Loft hatch providing access to loft space.

BEDROOM ONE
12'8 x 9'3 (3.86m x 2.82m)
Coving to ceiling, radiator, storage cupboard, double glazed window to rear aspect with a lovely outlook onto Combe Valley Country Park.

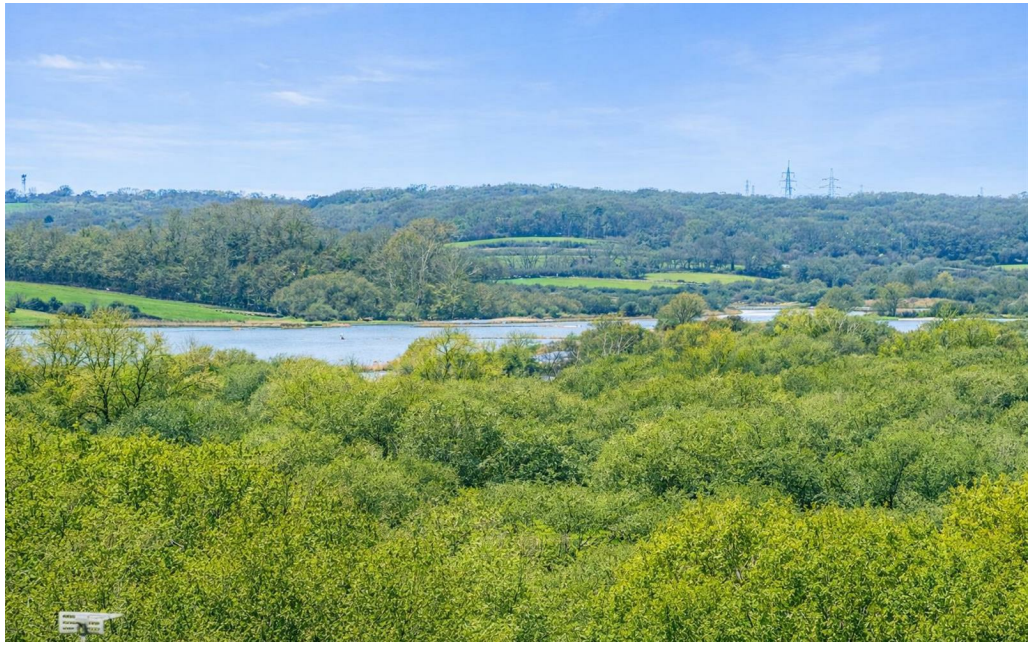
BEDROOM TWO
12'6 x 6'9 (3.81m x 2.06m)
Coving to ceiling, radiator, built in wardrobe, double glazed window to front aspect.

BATHROOM
Panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin with chrome mixer tap, ladder style heated towel rail, wood laminate flooring, wall mounted vanity unit, extractor fan for ventilation, down lights, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT
Driveway providing off road parking

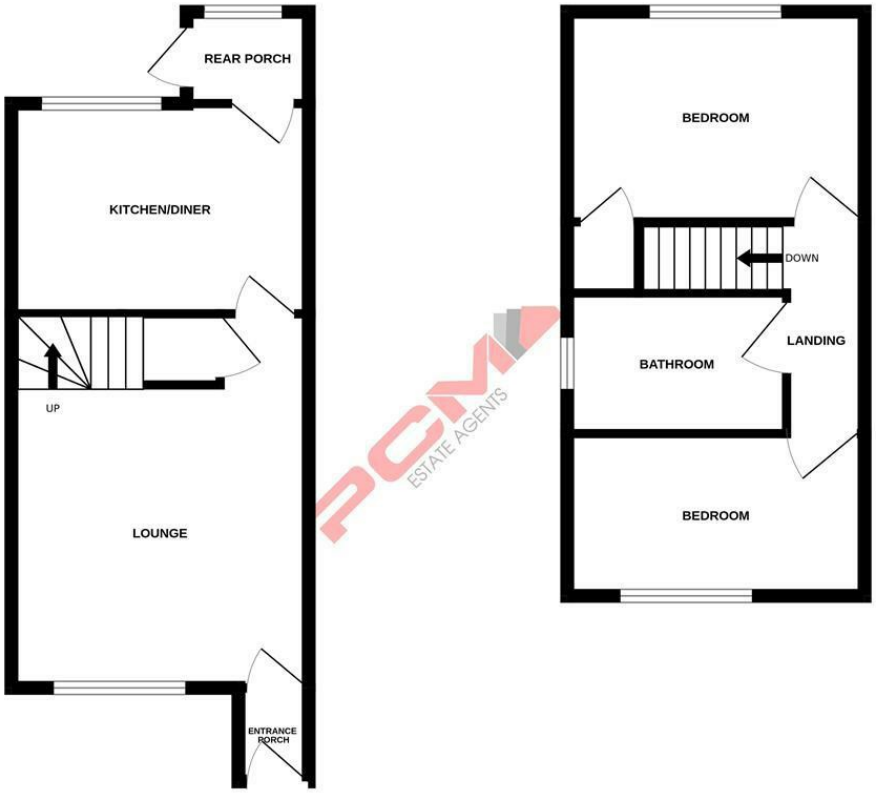
REAR GARDEN
Stone and decked patio, section of lawn, gated side access, outside water tap, enjoying a pleasant outlook. There is also a section of external storage set beneath the rear porch.

Council Tax Band: B



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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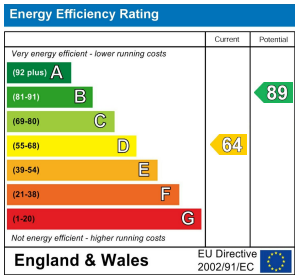

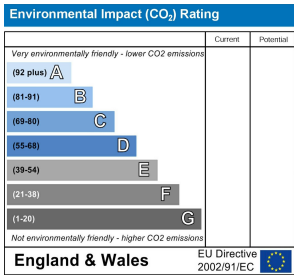

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.